

Sold



48 Pleasant Hills Dr, Grindelwald



## Spacious Home and Garage with Potential

Only twenty minutes from Launceston CBD this impressive family home is a rare find in the current market, providing the ultimate in comfort and space. Positioned on an expansive block in a quiet cul-de-sac, this property offers a peaceful lifestyle with a lovely bush outlook and views to the mountains beyond.

The floorplan presents numerous options with four double bedrooms (all with built-ins, master with walk-in robe), an immaculate kitchen with breakfast bar, an open plan living/dining area, a spacious lounge room with surround sound and a versatile central alcove that can double as a study nook or bar.

Everything a busy family needs is on offer here including a main bathroom with bath and shower, an impressive tiled ensuite off the master, a large laundry and separate toilet. There is an expansive outdoor paved entertainment area with surround sound, ideal for social gatherings with family and friends.

At the back of the free-standing double garage (with remote access) there is an area perfect for a quiet home office or teenage retreat. With a basic kitchenette, shower/laundry room and a separate toilet this space provides a feasible option to be transformed into a fully self-contained studio (STCA).

The block is fully fenced with loads of space for children and pets to run free and

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**Price** SOLD for \$530,000  
**Property Type** Residential  
**Property ID** 322  
**Land Area** 2,611 m2  
**Floor Area** 200 m2

### Agent Details

Rae Smith - 0455 445 300

### Office Details

Launceston  
108A Tamar Street Launceston TAS  
7250 Australia  
0408 139 862



if you are after a more self-sufficient lifestyle, the chook shed and run is ready to go. Numerous raised vegetable garden beds and newly planted citrus trees complete the outside picture here.

This is a fantastic family home only 5 minutes from the ever-growing Legana shopping precinct so call Rae today to find out more.

West Tamar Council Rates - Approx. \$1,400 per annum

Taswater Rates - Approx. \$1,000 pa + usage

Rental Appraisal - \$450.00 - \$500.00 per week

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